



Oak View Estates

Soulsbyville, California

Vesting Tentative Parcel Map Application

Project Description

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1. Introduction

Oak View Estates (formerly referred to as Valley View Estates) is a 120 unit residential subdivision which is proposed to be located on Soulsbyville Road, on the South side of the existing Willow Springs subdivision. The proposed site consists of approximately 116 acres of vacant land which is currently made up of 7 adjacent parcels.

The site has been chosen as a prime location for residential development due to its close proximity to:

- Soulsbyville Road and Highway 108 (major access roads),
- Existing residential development of a similar nature (Willow Springs and Mono Vista Estates,
- Existing community infrastructure including public water and sewer, Soulsbyville Elementary School, a post office, a gas station and a convenience store, all within a half mile radius of the proposed subdivision.

The site is located centrally in the populated area of Tuolumne County and is approximately 15 minutes driving time to Sonora, 5 minutes to Twain Harte and 10 minutes to Tuolumne City.

The site provides a semi rural environment for the location of new residential lots that would enhance the local community, provide new opportunities for home ownership within the county which, in turn, helps to support the growth and well being of the community in general.

The proposed subdivision would consist of a mixture of residential lots ranging in size from 0.20 +/- acres up to 9 +/- acres. Site improvements would include roads, sidewalks, public water and sewer, underground power and communications, common area landscaping, intersection street lighting, pedestrian access to Soulsbyville Elementary School, public recreation facilities and open space.

It is proposed that the road improvements in the proposed subdivision would connect to two of the existing roads in the Willow Springs subdivision (Gordon Drive and Sherry Court). This interconnection would provide improved fire department access and a second emergency exit route for both Willow Springs and the proposed development. The shortest route to Soulsbyville Road from the proposed lots will be via the proposed new roads, not via the existing roads in Willow Springs. A bridge crossing of Curtis Creek is incorporated into the circulation plan.

The proposed subdivision plan has clustered the higher density units in the center of the development while the hillside on the East side of the project is divided into acreage lots, protecting the view shed from surrounding areas.

In order to provide a mixed inventory of residential units, this project proposes 7 medium density lots (R-2), 85 single family residential lots (R-1) and 28 Residential Estate, 1 acre minimum lots (RE-1).

A Home Owners Association would be created to manage and maintain the Covenants, Conditions and Restrictions (CC&R's), maintain the common areas, landscaping and recreation facilities.

This project is being submitted to Tuolumne County for review and approval of a Vesting Tentative Subdivision Map, Zone change and General Plan Amendment. Supporting documentation submitted with this application includes a Vesting Tentative Subdivision Map, Preliminary Grading plan and technical studies including an Oak Tree Assessment, Cultural Resource Study and a Biological Resource Study which includes wetland identification.

2. Project Data

The following table provides key data associated with the proposed project.

| Criteria | Quantity (proposed) |
|----------------------------|----------------------------|
| Total acres | 115.9 +/- |
| RE-1:MX zoned units | 28 Units / 76.9 acres +/- |
| R-1:MX zoned units | 85 Units / 34.47 acres +/- |
| R-2:MX zoned units | 7 Units / 2.83 acres +/- |
| O-1 zoned space (existing) | 1.70 acres +/- (existing) |
| Total proposed lots | 120 |
| Road A length | 4060 feet |
| Road B length | 669 feet |
| Road C length | 727 feet |
| Road D length | 250 feet |
| Road E length | 719 feet |
| Gordon Drive length | 1491 feet |
| Sherry Drive length | 480 feet |
| Total length of roads | 8400 feet +/- |
| | |

3. Project Vicinity

Soulsbyville is located in Tuolumne County between Sonora and Twain Harte at an elevation of 3000' +/- . Situated adjacent to the Sonora Pass State Highway 108, Soulsbyville was historically developed as a sawmill and base for logging. Gold mining was also prevalent in the area. There are remnants of the old railroad grades and saw mill that were constructed as part of the logging industry in areas adjacent to the project.

The project location is on the lower slope of a ridge and is vegetated with scattered Oak trees, Manzanita, brush and grasses typical of the central California foothill region. There are some existing gravel ranch roads which are maintained throughout the property.

The Willow Springs subdivision is located on the North side of the proposed project and is comprised of approximately 300 single family parcels typically 1/3 acre – 1/4 acre in size. Associated with the Willow Springs subdivision is common area which includes recreation facilities including a club house, tennis courts, playground and a small lake. There is a commercial area at the entrance to Willow Springs which includes a post office, general store and office space.

Directly to the West of the proposed project, across Soulsbyville Road is the Soulsbyville Elementary School, a K-8 school with approximately 350 students. The school not only provides a convenient education facility but also provides fields and playgrounds which are utilized as a community resource for recreation and sports such as baseball and soccer.

The land to the South of the proposed development is a mixture of larger residential parcels (2 acre, 5 acre, 10 acre) and small residential lots which extend the length of Soulsbyville Road and link to other subdivision areas such as Monte Grande Heights, Rancho Poquitas and Curtis Creek Ranch.

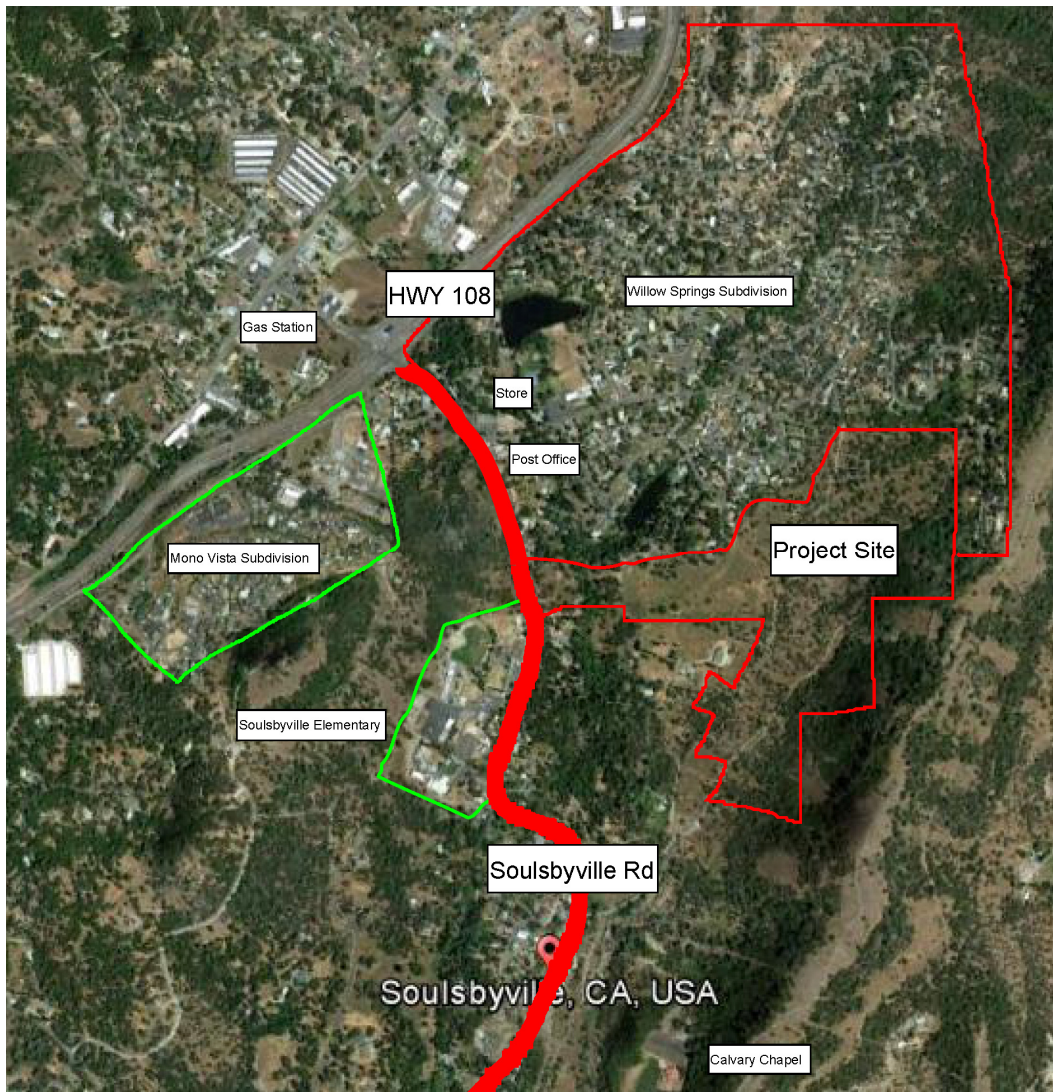
Adjacent to the project to the East, on the far side of the ridge are some Agricultural parcels which then merge into the residential areas adjacent to Tuolumne Road North.

Located further to the North of the proposed project, on the Northern side of Highway 108 is a gas station, car wash, commercial area including a gym, auto mechanics, general store, office space and some light industrial uses.

Mono Vista Estates is also located to the northwest of the proposed project and was developed during the early 2000's. This development consists of approximately 75 single family parcels. In this vicinity there is also a mini storage and some light industrial uses.

The existing intersection of Highway 108 and Soulsbyville Road is controlled by a traffic signal.

Vicinity Map



(Not to scale)

4. Project Objectives

The following objectives have been incorporated into the design of this project:

- Design an infill residential development which is compatible with existing uses in the vicinity.
- Utilize a suitable area of land which has existing public utilities adjacent to it and has suitable access roads and existing community infrastructure nearby.
- Reduce development on the higher elevation areas of the property, reducing the visual impact of the proposed development.
- Provide for a range of residential zonings from R-2 through to RE-1 in order to promote community development and a selection of housing options for Tuolumne County.
- Improve the emergency vehicle circulation options in the vicinity of the project.
- Improve the pedestrian circulation options in the vicinity of the project.
- Reduce the potential for increasing the through traffic in Willow Springs by making the most direct route out of the proposed subdivision via the proposed roads.
- Improve the water utility circulation in the vicinity of the project.
- Provide for community recreation opportunities.
- Maintain preservation areas adjacent to critical environmental site features.

5. Technical Study Overview

In order to provide input into the design process and to provide Tuolumne County with sufficient technical information to review the project, the following technical studies were completed by qualified professionals prior to the project submittal:

1. Oak Tree Assessment
2. Cultural Resources Survey
3. Biological and Wetland Survey

A summary of the findings from these studies follows.

5.1 Oak Tree Assessment

The entire area within the project boundary was reviewed on the ground and the total number of potential specimen Oaks was quantified. This set of trees was then further reviewed to determine if each tree would be potentially impacted by future development (if it was in the path of a road or project grading) or if it displayed the required characteristics of an 'old growth' Oak. Based on this review, it was determined that there were potentially 10 +/- 'Old Growth' Oak trees that could be impacted by the development of the infrastructure of this project.

It was also determined through field studies that approximately 82 acres of 'Jurisdictional Oak Woodland' exists within the project site, and that within the 10.1 acres of the project impact area, 4.7 acres of Oak Woodland could be impacted by the development of the infrastructure of this project.

Potential mitigation measures will be required to be developed for the removal of old growth Oak trees and the disturbance of Jurisdictional Oak Woodland based on guidelines yet to be adopted by Tuolumne County.

5.2 Cultural Resource Survey

A cultural resource study was completed for the affected property and included field studies, literature review and consultations. The cultural resources within the project area were recorded and determinations made as to the eligibility of the resources for protection. Two site features were recommended to be eligible for mitigating measures.

5.3 Biological and Wetland Resources

Based on professional research, potential rare, threatened or endangered species that had the potential to be located in the project area were identified and multiple field surveys were conducted in the Spring of 2013 to determine if there was evidence of the listed species on site. The results of the field surveys indicated that there were no listed species in the project area and that the habitat elements necessary for the listed species to occupy the site were not present.

In order to categorize the potential wetland resources on site, the analysis and reporting requirements of sections 401 and 404 of the Federal Clean Water Act and Section 1600 of California's Fish and Wildlife Code were reviewed and applied. Per these protocols, field surveys were conducted throughout the Spring season of 2013 in order to determine the plant species and hydrologic patterns associated with various wetland resources. The results of these surveys identified a range of wetland resources including Intermittent Streams, Ephemeral Streams, Emergent Wetland and Seasonal Wetland. Various construction setbacks from these features have been proposed and mitigation measures will be defined where wetland resources are impacted.

5.4 Traffic Study

A traffic study will be provided based on the scope which will be prepared by Tuolumne County upon review of this application.

6. Application History

An application for subdivision of a portion of this land was made to Tuolumne County in 1991. At that time, the County reviewed the project and provided draft conditions of approval but the project was not approved.

There have also been prior applications for specific construction permits including a grading permit application for the construction of the proposed Curtis Creek bridge crossing in 2004. As part of the approval process for this bridge, the open space was dedicated on either side of Curtis Creek. Since the project that this open space was designed around was not constructed, it is requested that the open space boundary be adjusted to suit this project (with the gross area remaining the same).

7. Application Statement

This application is for the approval of Rezoning, General Plan Amendment and a Vesting Tentative Subdivision Map for the following nine assessors parcels located in Soulsbyville, Tuolumne County, California which are proposed to be subdivided into 120 parcels:

| Parcel No. | Assessors Parcel Number | Acreage | General Plan designation | Zoning |
|------------|-------------------------|-------------------|--------------------------|------------|
| 1 | 089-030-06 | 35 | ER | A-1 |
| 1 | 088-180-03 | 15 | ER | A-1 |
| 2 | 088-180-04 | 15 | ER | A-1 |
| 2 | 067-010-05 | 27.3 | ER & RR | A-20 |
| 3 | 089-190-23 | Road parcel, 0.31 | LDR | R-1:MX |
| 4 | 089-094-12 | Road parcel, 0.07 | None | None |
| 5 | 089-220-11 | Road parcel, 0.40 | None | None |
| 6 | 089-010-03 | 16.7 | LDR | A-10 |
| 7 | 067-010-16 | 6.12 | LDR | RE-2 : O-1 |

The total area of these parcels combined is 115.9 +/- acres.

The proposed subdivision includes the following zoning per the Vesting Tentative Subdivision Map:

- RE-1:MX (Residential Estate, 1 acre minimum, Mobile home exclusion)
- R-1:MX (Single Family Residential, mobile home exclusion)
- R-2:MX (Medium Density Residential, mobile home exclusion)
- O-1 (Open Space 1)

Second dwelling units are proposed to be allowed on RE-1 parcels only.

8. Proposed improvements

8.1 Roads and circulation

The proposed roads will be paved and will consist of two profiles; the main thoroughfare, (Name) will consist of two, twelve foot wide travel lanes, a six foot wide parking lane on one side and a four foot wide sidewalk on one side. Curb and gutter will be constructed on both sides of the road. The remaining roads (name) will consist of two twelve foot wide travel lanes.

The travel distance from the connection point with Willow Springs on Sherry Court to Soulsbyville Road via the proposed road is 1500' +/- while the distance through Willow Springs is 2800' +/-.

The travel distance from the connection point with Willow Springs on Gordon Drive to Soulsbyville Road via the proposed road is 3289' +/- while the distance through Willow Springs is 3150' +/-.

Based on these distances, it is anticipated that the most direct route out of the proposed subdivision will be via the proposed roads and the proposed subdivision will not increase the through traffic in Willow Springs.

8.2 Utilities

All public utilities will be located underground. These will include water (domestic water and fire flow) and sewer (both Tuolumne Utilities District), electricity (Pacific Gas and Electric), storm drain, phone, cable and data. Propane would be provided by individual tanks located on each parcel.

Preliminary discussion with TUD staff have indicated that existing water and sewer infrastructure in the vicinity of the project could adequately supply the proposed development. There is potentially a need for improvements to the existing sewer lift station and a water pressure booster pump based on further analysis.

The existing PG&E overhead transmission lines that cross the project from North to South would be proposed to be rebuilt underground as part of the project development.

8.3 Drainage

Existing drainages which cross the project, generally from East to West, will continue to flow to Curtis Creek. Where project roads cross these drainages,

appropriate crossings will be designed to provide minimal impact wherever possible. Drainage which is collected from impervious surfaces created as part of the project (roads, sidewalks, driveways, roofs) will be diverted into a storm drain system which will provide storm flow detention sufficient to prevent the increase of the peak flow of Curtis Creek.

8.4 Open Space

An existing area of Open Space zoning (O-1) has been dedicated on either side of Curtis Creek, this area totals (1.70 acres). This dedication was made in association with a project that was not constructed and this application requests the modification of this open space boundary in order to accommodate the proposed bridge crossing.

Additional Open Space designations are yet to be determined.

8.5 Recreation

In order to promote community recreation opportunities, the following resources will be constructed or dedicated for public use:

A community park area is proposed to be located adjacent to Curtis Creek which would incorporate picnic tables and callisthenic type exercise facilities.

It is also proposed that a percentage of the monthly owners association dues for the proposed development would be paid to Willow Springs HOA for the purposes of maintenance and upgrades of the Willow Springs recreation facilities.

8.6 Landscape

Common area landscape will incorporate street tree planting, the subdivision entrance area adjacent to Soulsbyville Road and screening and erosion control planting on cut and fill banks. Appropriate landscape plants will be selected based on local environmental conditions, low water use plants and trees that are appropriate in size and root structure for street planting and subject to County approval.

8.7 Architectural themes

While there are no specific house designs being submitted with this application, it is anticipated that the architectural themes of the houses that would be constructed would be fitting to the surrounding area. Common

architectural themes that are evident in the area include an eclectic mix of Craftsman Style, Cottage and Ranch style homes.

Per the current California Building Code, new homes constructed in this neighborhood will comply with the California Green Building Code which will reduce the environmental impact of both the construction process and the operation of the homes.

8.8 Waste Disposal

The proposed project is within the franchise area of Waste Management Inc. Waste Management would provide curbside pick up of garbage and recycle on a weekly basis.

9.0 Project Phasing

This project could either be constructed in one phase or up to three phases depending on market conditions and developer intentions at the time of construction permit application.

The maximum number of phases would be anticipated to be three.

The minimum requirements for phase one would include construction of the Soulsbyville Road intersection and entrance road, construction of the bridge crossing, construction of the Sherrie Court or Gordon Court connection road, extension of all utilities to the constructed lots and road, sidewalk and landscaping improvements associated with the constructed lots.

10. Fire Protection

Fire flow within the proposed subdivision would be provided by the Tuolumne Utility District water system. Fire hydrants would be placed throughout the sub division roads at intervals per County requirements.

Per current California Building Code requirements, new homes constructed in this subdivision would require residential fire sprinkler systems to be installed which will reduce the fire danger within individual homes, and within the neighborhood.

A wildland fire protection plan would be required to be developed in order to manage the fuels on the Eastern side of the project where the hillside could potentially be exposed to wildland fire from the East.

Per current California Building Code requirements, roofing materials would be required to have a minimum Class A fire resistance rating which can reduce the spread of fire between structures.

11. Home Owners Association

Prior to the sale of lots in the subdivision, a Home Owners Association (HOA) will be created and the associated budget and bylaws developed in order to provide for the management of common land, landscaping, road maintenance and Covenants, Codes and Restrictions. Monthly or annual fees for property owners would be established based on the annual budget requirements. A Board of Directors would be established along with bank accounts for collection and disbursement of funds.

12. Permit and Approval Requirements

Prior to any construction associated with this project, it is anticipated that permit applications would be required to be made to the following agencies:

- Tuolumne County – Grading permits, Building permits.
- Tuolumne Utilities District – Utility plan approval.
- Pacific Gas and Electric – Utility plan design and approval.
- California Department of Fish and Wildlife – permits associated with waterway crossings.
- United States Army Corps of Engineers – permits associated with waterway crossings.
- California State Water Resources Control Board – Storm Water Pollution Prevention Plan application.